

#### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 25, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

**BOARD MEMBERS:** Fred Sweeney. *Chair* 

BRIAN MILLER, Vice-Chair

BERNI BERNSTEIN

LISA JAMES

JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor

DAVID ENG, Planning Technician

LETICIA I. MIGUEL, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Joseph Moticha and Denise Woolery.

Staff present: David Eng.

# PROJECT DESIGN AND FINAL REVIEW

#### A. 2296 LAS TUNAS RD A-1 Zone

Assessor's Parcel Number: 019-072-015
Application Number: MST2012-00314
Owner: Daniel H. Johnston

(Proposal for alterations and additions to an existing 2,308 square foot one-story single-family residence, located on a 35,699 square foot lot in the Hillside Design District. The alterations include the demolition of an existing 479 square foot two-car garage, construction of a new 750 square foot partial subterranean three-car garage, and a total of 700 square foot of residential additions, including a 394 square foot den, a 170 square foot bedroom addition, and a 136 square foot cellar. The proposal includes a new clerestory element above the living room, replacement of windows and doors, and replacement of the exterior stucco. The following site alterations include replacement of the existing pool and decks, construction of a new 42-inch tall stone wall, a new 6-foot tall wall, driveway gate and columns, and new site retaining walls. The existing driveway will be redesigned with two levels to provide access to the new subterranean garage and proposed uncovered parking spaces at grade. A total of 554 cubic yards of cut and fill grading is proposed, including 277 cubic yards of cut under the building footprint, 40 cubic yards of fill outside the building footprint, and 237 cubic yards of export. The proposed total of 3,758 square feet is 77% of the guideline floor-to-lot area ratio [FAR].)

(Project Design Approval and Final Approval are requested for a project whose previous approval expired on November 5, 2015. No changes are proposed for the project.)

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood

Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City

#### of Santa Barbara Municipal Code with condition:

1) Domed roof element to be omitted from plans as it is has been removed from the project scope.

Action: Moticha/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.

## **FINAL REVIEW**

B. 101 JORGENSEN LN A-1 Zone

Assessor's Parcel Number: 021-110-036
Application Number: MST2015-00151
Owner: James Love Lee
Architect: DesignArc

Landscape Architect: Orange Street Studio

Engineer: Mike Gones

(Proposal to construct a new 2,994 square foot, one-story, single-family residence with a 500 square foot, detached, two-car carport. The project includes a pool, spa, patios, new driveway and site paving, and landscaping. It also includes 750 cubic yards of cut and fill grading of which 150 cubic yards will occur outside of the building footprint. All grading will be balanced on the site. The proposed total of 3,290 square feet on a 1.37 acre vacant lot in the Hillside Design District is 62% of the guideline maximum floor-to-lot area ratio [FAR].)

(Final approval is requested. Project must comply with Council Resolution No. 07-086. Project must comply with Tier 3 Storm Water Management Program prior to Final Approval.)

Project was not reviewed per staff and is continued indefinitely to Consent Review.

#### **NEW ITEM**

### C. 1850 MISSION RIDGE RD A-1 Zone

Assessor's Parcel Number: 019-083-014
Application Number: MST2016-00148
Owner: Strong Family Trust
Architect: Pacific Architects

(Proposal for 197 square feet of lower-level additions to an existing two-story 2,917 square foot single family residence. The proposal includes an exterior facade remodel, new roofing material, replacement of doors and windows, interior remodel, conversion of 42 square feet of the existing garage to habitable area, and a new 368 upper-level lanai and covered porch. The proposed total of 3,116 square feet, located on a 27,615 square foot lot in the Hillside Design District, is 66% of the guideline floor-to-lot area ratio.)

(Action may be taken if sufficient information is provided.)

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance

criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara

Municipal Code and continued indefinitely to Consent Review.

Action: Moticha/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.